

LOT 6
IN OR 2104/1283
VILLAGES OF WOODBRIDGE PHASE 2

DAMORE RICHARD
95344 SIENA CT
FERNANDINA BEACH, FL 32034

2023

40-2N-28-226V-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD																
Exterior Wall	31	HARDIE BRD 100								0100	01	2,251	116.9140	105.51	237,503	2017	2017	0	0	0	2.00	98.00																	
Roof Structur	03	GABLE/HIP 100								1 SINGLE FAM - 100% - 2022										Heated Area: 1909										HX Base Yr 2022									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 80																																					
Interior Wall	06	CUST PANEL 20																																					
Interior Floo	11	CLAY TILE 70																																					
Interior Floo	14	CARPET 30																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	1.	1. 100																																					
Units		0 100																																					
Occupancy	00	NONE 100																																					
Quality		03	Quality Level 03																																				
DOR CODE		0100	SINGLE FAMILY																																				
MAP NUM			MKT AREA								04																												
NEIGHBORHOOD/LOC		4068.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	1,909	100	1,909	197,391																																			
FGR	420	55	231	23,886																																			
FOP	48	30	14	1,447																																			
FOP	224	30	67	6,928																																			
PTO	600	5	30	3,102																																			
TOTALS		3,201		2,251	232,753																																		
EXTRA FEATURES		95344 SIENA CT, FERNANDINA BEACH																																					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																						
1	0810	CONCRETE A	0	100	0	0	60.00	SF	6.50	6.50	100	2017	2017	3	97	378																							
2	0810	CONCRETE A	0	100	37	16	592.00	SF	6.50	6.50	100	2017	2017	3	97	3,733																							
TOTAL OB/XF																		4,111																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000																						
REVIEW DATE 02/22/2017 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS																																							